

## 4 Bedroom House for Sale in Agios Dometios, Nicosia District

A cozy 3 bedrooms detached house with swimming pool in very quiet neighborhood in the Agio Dometio area.

The house is situated in a quiet area of Nicosia, in Agio Pavlos quarter. It is close to all amenities and park, with easy access to university of Nicosia, Nicosia race club, city center and etc.

The property was built in 2002 with quality materials and very good condition and built on 614sqm plot area and the house consists of 188sqm internal area, 39sqm covered veranda and 10sqm exterior.

Living room and Dining area

Huge separate kitchen with utility room

4 Bedrooms, master En suite & walk-in wardrobe

Family bathroom

Guest WC

## Price: €800 000 + VAT

VAT for this property is **€62,638** or **€152,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                     |                 |             |
|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€28 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 255.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
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## Price change history

€800 000 on Jul 30, 2025











